

# 30 Dallachy Place, Page, ACT 2614

home by holly

## Townhouse For Sale

Friday, 14 June 2024

30 Dallachy Place, Page, ACT 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 88 m2

Type: Townhouse



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**\$679,000+**

Beautifully renovated – a touch of class! Attention to detail and continuity of material design, lend a refined beauty and there is a charming marriage of old and new. A clever spatial re-jig combined with a serene design scheme has transformed this 70s townhouse, infusing the home with warm contemporary notes, and just a touch of bling. Walls of glazing overlook the courtyard gardens to both the front and the rear, with an effortless spill to alfresco living from both the master bedroom and the social domain. This gorgeous three-bedroom ensuite townhouse, with separate title, is a hidden gem, sitting within a quiet enclave. Whisper quiet and moments from parkland and bush trails, the home is also well connected, moments from the bustling Belconnen precinct, with arterial roads whisking you straight to the CBD. Neat rows of low lying homes dot the private cul-de-sac, hidden behind high brick walls and carports with matching light schemed roller doors. Pretty plantings edge the front courtyard, with a garden shed tucked away in one corner. Within soft oak flooring stretches underfoot as a slender hallway invites, lined with crisp white panelling, with a stunning pendant light, scalloped in gold. There are two generous bedrooms on each side, both with floor to ceiling windows capturing the courtyard and treetops, welcoming a joyous bounty of light. There are built-in-ropes for seamless storage and a feast of textures, as soft carpets meet painted brick walls and signature panelled detailing. The family bathroom sits beneath a soaring ceiling void with high clerestory windows welcoming soft light. A slipper bath invites, beneath a long timber shelf, perfect for curated display. A laundry nook is cleverly incorporated, arrayed with timber counter and storage cupboard. The notes are soft with hints of green, bringing the surrounding bush within, as kit-kat tiling merges with marbled vanity top. Brushed brass notes abound, in-line with the continuity of palette employed through-out the entire home: muted greys and greens, bright whites, warm natural timbers and a threading of gold. The open living, kitchen is joyous, rich in texture, with golden timber baton feature panelling and light cascading across the waterfall marble island bench. Glass doors welcome the outside within and provide the perfect drift from the kitchen to alfresco dining. There are hero notes of timber and sage green with brushed brass kitchen tap and Hamptons inspired cabinetry, with concordant golden handles. This luminous family hub includes a comfy living arrangement and a dining space, all informed by a wall of glass, the leafy presence of trees and the invitational pull to alfresco stage, making it the perfect spot to entertain. There is the easy open sociability, and a choice of gathering spots – comfy lounge, formal dining and conversational spots at the breakfast bar. The lovely main bedroom suite is a haven in itself - a wall of glass opening to the outside as soft sheers filter the sunshine. A built-in-robe takes care of storage and there is a lovely merge to an elegant ensuite bathroom. We love the rain shower and wall hung vanity with arch shaped marble handles to match the counter top, and the lustrous brass hardware. Page is surrounded by parkland, close to the walking trails of Mt Painter reserve and The Pinnacle and just 12 minutes' drive to the Arboretum. The home is an easy stroll to the local schools and shops, moments from the much-loved village centres of Cook and Aranda, whisper close to Jamison Plaza and all the cafes, restaurants and shops of the thriving Belconnen precinct. It is an easy stroll to the Fresh Food Markets and a few steps to the local Page shops, home to the popular Page Bottler. It is a nice walk to Lake Ginninderra and the popular Lighthouse Pub on the water's edge. Transport is close to hand and the AIS; Bruce Stadium and the UC are within easy reach. It is a mere 15 minutes' drive to the CBD and the ANU. features..beautifully renovated three-bedroom townhouse in leafy Page. ideally placed within a quiet cul-de-sac, metres from Page shops. privatised by high courtyard walls and a carport with auto roller door. sunny front courtyard garden. light filled with open flow to private rear courtyard and alfresco dining. open plan living, dining and kitchen. stunning continuous design threads, soothing muted palette and sumptuous texture woven throughout. lovely combo of old and new with high voids and clerestory windows. soft oak timber laminate flooring. warm carpeting to two bedrooms. stunning kitchen with kit-kat tiled splash, banks of storage, open timber shelving, waterfall stone bench tops, central island with breakfast seating, wall oven, electric cooktop, rangehood and dishwasher. cosy living area with feature timber panelling. light-filled dining area. glass door opening to the enclosed rear courtyard with paved alfresco arena. master bedroom with built in robe and beautiful ensuite bathroom. two additional bedrooms with built-in-ropes . gorgeous family bathroom with slipper bathtub and laundry nook. bathroom and ensuite with high end tapware. separate toilet. linen cupboard. electric RC heating and cooling unit in living area. garden shed. gated courtyard opening onto a shared laneway. close to public transport. walking distance to local schools, parks and shops. minutes to the thriving Belconnen precinct. 15 mins to the CBD by car. EER: 3 Rates: \$2,380 approx. per annum Land Size: 196m2 approx. Land Value: \$334,000